144.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,800 /	861,800
					USE VALUE:	861,800 /	861,800
					ASSESSED:	861,800 /	861,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIGAUX PIERRE-LUC &
Owner 2:	LIU YU
Owner 3:	
Street 1:	2 RUE GRAND DUC
Street 2:	VERDUN, QUEBEC
Twn/City:	CANADA
St/Prov:	Cntry: Own Occ: Y
Postal:	H3E1V3 Type:

PREVIOUS OWNER

Owner 1:	FERRER JORGE -
Owner 2:	MORALES-FERRER JANICE -
Street 1:	186 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,081 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Clapboard Exterior and 2316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5081.000	396,700	7,200	457,900	861,800
Total Card	0.117	396,700	7,200	457,900	861,800
Total Parcel	0.117	396,700	7,200	457,900	861,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.12 | /Parcel: 372.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93981

GIS Ref

GIS Ref

Insp Date 01/10/18

!11227!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,700	7200	5,081.	457,900	861,800	861,800	Year End Roll	12/18/2019
2019	101	FV	300,400	7200	5,081.	429,300	736,900	736,900	Year End Roll	1/3/2019
2018	101	FV	300,400	7200	5,081.	354,900	662,500	662,500	Year End Roll	12/20/2017
2017	101	FV	300,400	7200	5,081.	326,300	633,900	633,900	Year End Roll	1/3/2017
2016	101	FV	262,800	7200	5,081.	297,700	567,700	567,700	Year End	1/4/2016
2015	101	FV	248,000	7200	5,081.	291,900	547,100	547,100	Year End Roll	12/11/2014
2014	101	FV	248,000	7200	5,081.	271,300	526,500	526,500	Year End Roll	12/16/2013
2013	101	FV	248,000	7200	5,081.	258,200	513,400	513,400		12/13/2012

PRINT

Date	Time
12/11/20	01:25:16

LAST REV

Date	Time
09/19/19	08:53:41

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRER JORGE,	67540-321		6/30/2016		775,000	No	No		
FLETCHER LOUISE	56829-509		5/6/2011		580,800	No	No		
BAZANT SARA	27207-235		4/14/1997		248,000	No	No		Y

USER DEFINED

Prior Id # 1:	93981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	701	Re-Roof	7,250	C				
11/23/2016	1440	Insulate	4,794	C				
8/24/2011	916	Wood Dec	4,000					COMPOSITE DECK
5/7/2000	326	Add Bath	16,000	C				REM KITHEN-ADD BAT
11/17/1997	696		2,500	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2019	Mail Update	MM	Mary M
1/10/2018	Inspected	BS	Barbara S
11/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
4/30/2012	Info Fm Prmt	BR	B Rossignol
3/21/2009	Inspected	197	PATRIOT
1/26/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5081		Sq. Ft.	Site		0	80.	1.13	9									457,944						457,900	

Total AC/HA: 0.11664 | Total SF/SM: 5081 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 457,944 | Spl Credit | Total: 457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26138926
Const Adj.:	0.99989998
Adj $ / SQ:	163.964
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487301
Depreciation:	90638
Depreciated Total:	396663

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

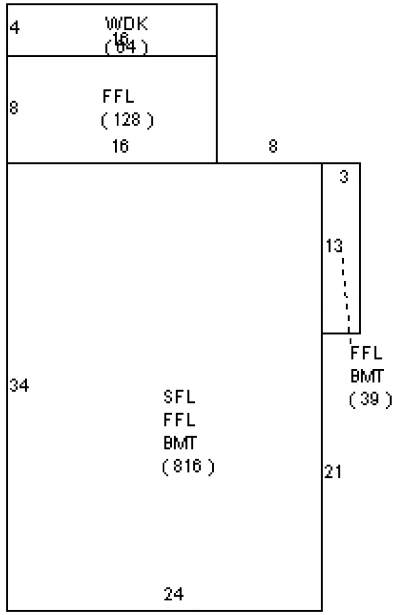
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.36
Special Features:	0	Val/Su Net:	150.49
Final Total:	396700	Val/Su SzAd	230.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	163.960	161,177
BMT	Basement	855	90.510	77,385
SFL	Second Floor	734	163.960	120,415
WDK	Deck	64	16.000	1,024

Net Sketched Area:	2,636			Total:	360,001
Size Ad	1717.3999	Gross Are	2718	FinArea	2316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1940	26.57	T	40	101			3,400			3,400
22	Wood Deck	D	Y	1	14X12	G	GD	2011	19.00	T	4.8	101			3,800			3,800

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200